



**Christie
Residential**
YOUR HOME, HANDLED WITH CARE

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**Stephens Crescent,
Govilon
£240,000**

- ♥ Detached Bungalow
- ♥ Modernisation Project
- ♥ Two Bedrooms
- ♥ Living Room





About this property

A detached two-bedroom bungalow requiring complete modernisation, situated in a quiet residential cul-de-sac in the highly sought-after Monmouthshire village of Govilon. The property is just a short walk from the Monmouthshire and Brecon Canal and within easy reach of the extensive amenities of nearby Abergavenny. The well-proportioned accommodation comprises an entrance hall leading to a spacious 16ft living room, which opens into the kitchen. There are also two double bedrooms and a bathroom. Set back from the road, the property benefits from a front garden and a gated driveway providing off-road parking, leading to a single garage with an electric roller door. To the rear, the garden features decked seating areas and backs onto a small coppice adjacent to the Monmouthshire and Brecon Canal, offering a pleasant and peaceful outlook. Further benefits include gas central heating and double glazing. The property is offered for sale as seen and all contents will be included in the sale, with responsibility for their disposal resting with the purchaser. However, the sellers are open to an agreement whereby the property can be cleared between exchange of contracts and completion.

About the location

Govilon is located at the base of the Bloreng Mountain which dominates the Usk Valley. Its situation provides panoramic views of the Brecon Beacons National Park. Local services currently include a public house, a village shop, and church. The canal wharf provides access to the Monmouthshire and Brecon Canal making it an ideal spot for cyclists and walkers alike. Its rural aspect is notwithstanding the fact that it is less than three miles from the popular and bustling market town of Abergavenny and its railway station. Drivers can easily access the Heads of the Valleys Road within minutes and the M4 corridor is 30 minutes away. Govilon is further serviced by the X4 (Abergavenny / Cardiff) and No. 3 (Abergavenny / Brynmawr) bus routes. For further information on school catchment areas and community provisions go to www.monmouthshire.gov.uk or call 01633 644488.

Directions

Leave Abergavenny on the A413 Merthyr Road and continue over the bridge. At the roundabout take the first exit (signposted Llanfoist), then take the second exit at the mini roundabout. At the next roundabout take the first exit into Merthyr Road and then take the second exit at the next roundabout continuing on Merthyr Road. After 1.2 miles take the left turn signposted Blaenavon. Continue along Blaenavon Road until crossing over the humpbacked bridge then take the right hand fork into School Lane. Stephens Crescent can be found after a short distance on the right hand side. The What3Words location is: [:///outbid.flagpole.opposite](https://www.what3words.com/:///outbid.flagpole.opposite)

USEFUL information

COUNCIL TAX: Band E. The local authority is Monmouthshire County Borough Council – 01633 644644

SERVICES: We understand that mains gas, electricity, water & sewerage are connected to the property. Ultrafast broadband is available (provided by Openreach) with an estimated maximum speed of 1800 Mbps. For information on mobile coverage please use Ofcom's 'mobile and broadband checker'.

TENURE: We believe the property to be Freehold. Prospective purchasers should make their own enquiries to verify this via their legal representative prior to formally completing any purchase.

VIEWING: Strictly by prior appointment via Christie Residential on 01873 852221. Please note it is a condition of issuing these sales particulars that all negotiations regarding this property are conducted through the sellers' Agent, Christie Residential.

Consumer Protection from Unfair Trading Regulations 2008.

Please be aware that neither **Christie Residential** nor the sellers have tested any apparatus, equipment, fixtures and fittings or services, unless otherwise advised, and therefore it cannot be verified that they are in good working order and fit for the purpose. As a result, buyers are advised to obtain verification from their Solicitor, Surveyor or suitably qualified tradesman regarding these matters. Unless otherwise stated, **Christie Residential** have not had sight of the title documents therefore buyers are advised to obtain verification from their Solicitor as to the Tenure of a Property. Items shown in photographs are not necessarily included in the sale unless specifically stated in the sales particulars but may be available to purchase by separate negotiation. Buyers must check the availability of a property before embarking on any journey to conduct a viewing. It is an explicit condition of these sales particulars that all appointments to view and any subsequent negotiations are conducted exclusively via **Christie Residential**, as owners' agents.

GROUND FLOOR

APPROX. 76.9 SQ. METRES (827.3 SQ. FEET)



TOTAL AREA: APPROX. 76.9 SQ. METRES (827.3 SQ. FEET)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



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